



Case Study

Tesco Barking (South), London Borough of Barking & Dagenham

Background

Cole Easdon Consultants (CEC) was appointed by Eco World London Development Company Ltd to prepare a Transport Assessment and Travel Plan to support a planning application for the proposed construction of 514 residential dwellings on the southern portion of the existing Tesco supermarket car park at Highbridge Road in Barking, London Borough of Barking & Dagenham (LBBDD).

Client

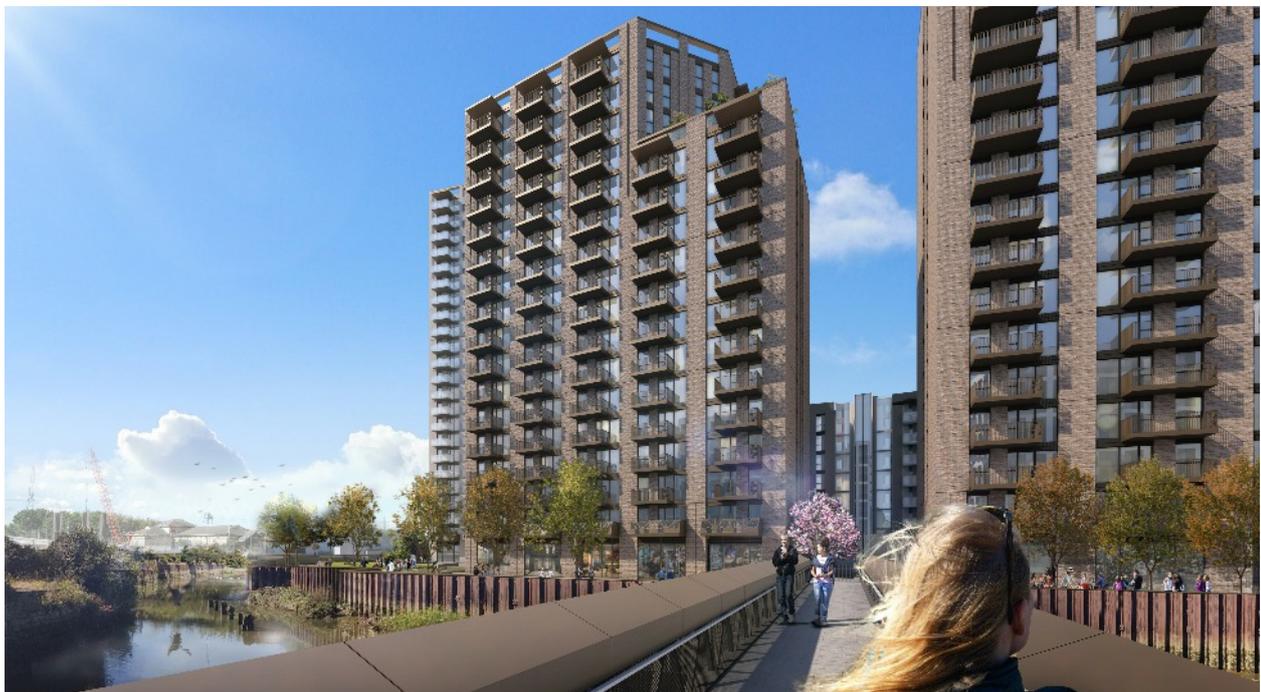
Eco World London Development Company Ltd

CEC Input

- Transport Assessment (including PERS Audit and CLOS Assessment)
- Travel Plan
- Highways Masterplan Input
- Off-Site Highways Works Design
- Attendance at pre-application meetings with LBBDD, Transport for London (TfL) and the Greater London Authority

The Transport Assessment was able to demonstrate that the vehicular trips associated with the residential development would have a negligible impact on the local highway network. In order to provide a robust assessment, CEC did not take into account any trips generated by the supermarket car parking spaces to be lost as it was considered that ultimately, the supermarket itself was the trip attractor.

CEC did however argue that the provision of a greater number of car parking spaces at a supermarket could make it a more attractive proposition as car drivers would consider they were more likely to be able to secure a car parking space. Notwithstanding this, CEC demonstrated that the vehicular trips associated with the proposed residential development would have a negligible impact on the local highways network. Detailed trip generation forecasts for all modes of transport, based on 2011 Census 'Travel to Work' data were provided and the corresponding impact of the most heavily used modes was assessed in detail.





CEC's transportation input included swept path analysis to help inform the master planning process.

CEC's infrastructure team also designed off-site highway works to improve the pedestrian and cycling environment in the vicinity of the site and provide high quality connections to the surrounding regeneration areas. Specifically, a scheme of improvements was designed at the West Bank / Highbridge Road junction incorporating a raised table to reduce traffic speeds and to improve pedestrian / cycle linkages between the site and the adjacent Fresh Wharf development. Alterations to the existing cycleway along West Bank and additional double yellow line parking restrictions were also included.

In relation to the Travel Plan, CEC liaised with ZipCar to secure an agreement for them to provide 3 Car Club vehicles at the development and to run the Car Club operation for a minimum

of 5 years. The provision of the Car Club was included to support the proposed very low level of car parking provision (0.1/unit) in a low PTAL (2) area.

Benefits of our Involvement

- CEC worked with the Design Team to help achieve an efficient layout on a tightly constrained budget
- We liaised with LBBDD and Transport for London (TfL) officers to ensure that the scope of our reports were agreed prior to submission
- Our analysis of car parking at the early stages of the project persuaded LBBDD officers that a parking ratio of 0.1 was acceptable, thereby freeing up developable land on the site
- We liaised with TfL to secure agreement to the provision of some of the development's cycle parking in a remote store, away from the residential cores but with direct access off the West Bank cycleway

Bristol Office
160 Aztec, Aztec West
Almondsbury
Bristol
BS32 4TU
Tel: 01454 800 474
Email: br@ColeEasdon.com

COLE EASDON CONSULTANTS
TRANSPORT PLANNING ~ WATER MANAGEMENT
CIVIL ENGINEERING
BRISTOL & SWINDON

Swindon Office (Head Office)
Unit 2, York House
Edison Park, Dorcan Way
Swindon, Wiltshire
SN3 3RB
Tel: 01793 619 965
Email: sn@ColeEasdon.com

www.ColeEasdon.com